

**City of Eau Claire  
Plan Commission Minutes**

**Meeting of July 6, 2015**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Radabaugh, Seymour, Larsen, Pederson, Granlund, Brenholt  
Ms. Ebert, Ms. Mitchell

Staff Present: Messrs. Ivory, Noel, Petrie, Genskow

The meeting was chaired by Mr. Weld.

**1. CONDITIONAL USE PERMIT (CZ-1509) – Off-premise Sign**

Mr. Ivory presented a request to approve the off-premise directory sign at the southeast corner of Heimstead Road and N. Clairemont Avenue (Frontage Road). The Heimstead Plaza consists of four buildings with the existing sign on a vacant parcel. The proposed sign would be 20 feet in overall height and 144 square feet with a 20 foot setback from both roads. Since the sign is on a separate parcel from the plaza, a conditional use permit is required.

Jay Bearson with Jay's Sign Service, representing on behalf of 5-E Development was in attendance to address the request.

Mr. Granlund moved to approve the conditional use permit with the condition as noted in the report. Mr. Pederson seconded and the motion carried.

**2. PUBLIC ZONING (PZ-1501 and CZ-1510) – Wind Turbine for CVTC Energy Education Center**

Mr. Noel presented a request for a P-Public district site plan and conditional use permit to allow for a 95 foot wind turbine for CVTC Energy Education Center at 4000 Campus Road. The turbine will have three 11 foot long blades rotating. This will be 10kw wind turbine to generate electricity for the center with minimum noise and would be the first wind turbine located inside the City. This accessory structure is allowed in P-Public District as a conditional use. FFA and Eau Claire County will need to approve the plans as well.

Mr. Weld asked about additional wind turbines in the future if they needed another conditional use permit. Mr. Noel stated this conditional use permit is only for this one and additional wind turbines would require a new conditional use permit.

Applicant, Disa Wahlstrand with Ayres Associates representing on behalf of CVTC, spoke about the project's cost, data collection, and maintenance for the turbine.

Mr. Brenholt moved to approve the conditional use permit subject to the approval from the FAA and Eau Claire County. Mr. Pederson seconded and the motion carried.

**3. SITE PLAN (SP-1527) – Sign Plan, 1903 Keith Street**

Mr. Ivory presented a request to approve a sign plan for 1903 Keith Street Office Plaza. The property is a multi-tenant building with C-2P zoning. The Plan Commission approved a sign plan for the building in August, 2014 for a wall sign for Edina Realty which was approximately 36

square feet. Snap Fitness would like to have a sign with approximately 50 square feet and will be reusing a sign from a different location. In addition, the applicant would be proposing future signs. Staff does have concerns about additional signs because of cluttering and the design of the building. Staff feels that any additional signs should come back to the Plan Commission for approval.

Jay Bearson with Jay Sign Service spoke on behalf of the owner, Chris Hubbell, stated that the Snap Fitness sign was located on Hamilton Avenue and had to be reconfigured to fit on this building.

Ms. Mitchell moved to approve the sign plan with the staff report recommendation of future proposed come back to the Commission for approval. Ms. Ebert seconded and the motion carried.

4. **SITE PLAN (SP-1528) – Apartment Building, Chippewa Street**

Mr. Ivory presented a request to approve a site plan for an apartment building at 811 and 815 Chippewa Street. The building would contain six units for a total of 24 bedrooms. Each unit would have a main floor with living room, kitchen, laundry and bathroom. Upper and basement floors would add two bedrooms and a bathroom each. Two older homes would be removed for the two lot development. Parking is accessed off the alley with 20 stalls. The rear yard is shown mostly as paved parking and is not in proportion with surrounding development as required by the City's Site Plan Ordinance and Multi-Family Housing Design Manual. Further, the scale and mass of the building are not compatible with adjacent residences. The Historic Randall Park Neighborhood Plan addresses similar concerns with building and parking designs.

Terry Moore, 116 W. Grand Avenue, representing the applicant Brian Johnson, stated the neighborhood plan encourages redevelopment and this is the third time that similar site plans have been in front of the Plan Commission. The project has been reduced from three stories to two stories and meets the zoning requirements within the R-M district. The new plan has reduced the parking stalls by three and added more green space. He noted that prior to this meeting; a neighborhood meeting was conducted with Brian Johnson, city staff and the Randall Park Neighborhood association.

Mr. Granlund stated that having two structures on two lots would fit better into the existing neighborhood.

Mr. Weld mentioned that the mass and the overall size of the structure does not fit. The lack of green space in the rear is another issue. He noted that this structure is much larger than the existing homes within the block and that two structures rather than one would be more compatible with surrounding structures.

Helene Smiar, 320 Broadway Street and President of the Historic Randall Park Neighborhood, stated the association is against the project and summarized the neighborhood meeting. The association is not against redevelopment, but the project is too dense, and would ask the commission to deny the project. In addition, she noted that the neighborhood welcomes a good compromise for the site plan, but this proposed plan is not there.

David Mortimer, 304 Sixth Avenue, stated that the neighborhood is lacking owner-occupied homes and does have numerous rooming houses. He would like to see more families move back into the neighborhood.

Dan Everhart, 3109 Tiburon Drive, explained that the inventory of newer rental properties for the University students is very limited. He would support this project and other projects for redevelopment within walking distance of the university.

Commissioners held a discussion and had concerns about the proposed site plan in terms of the building size, mass and the amount of rear yard parking.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Mr. Pederson seconded. All voted nay and the motion failed.

5. **SITE PLAN (SP-1529) – Right Way Shuttle, Inc., 2627 Truax Blvd.**

Mr. Ivory presented a request to approve the site plan for Right Way Shuttle, Inc. to be located at the southeast corner of Truax Blvd and Preston Road. The site plan shows an 89' x 56' office/maintenance building and two detached bus garages with 14 parking stalls. The landscape plan notes street trees and foundation. The street trees need to be extended the full length of both Truax and Preston roads.

Mr. Genskow stated that the driveway near the intersection of Truax Blvd and Preston Road would need to be moved because of the distance requirement from an intersection. He also stated that currently neither Truax nor Preston roads have sidewalks.

The applicant, Tom Klatt, owner of Right Way Shuttle, Inc., and Scott Kramer, 1818 Brackett Ave, were in attendance to address the request and explained what the business does.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report changing:

1. The pedestrian link to Truax Blvd until the sidewalk was installed or providing a striped pedestrian connection along the driveway out to Truax Blvd.
2. Move the west driveway access on Truax Blvd. to the east "as far as possible" if not 50 feet.

Mr. Pederson seconded and the motion carried.

6. **SITE PLAN (SP-1530) – Hardee's restaurant, northwest corner of Hwy. 93 & Golf Road**

This agenda item has been postponed upon request of the applicant until further notice.

7. **DISCUSSION/DIRECTION**

A. Zoning Code Amendment

Mr. Ivory presented a request by the Plan Commission to research review standards for rooming houses within other communities in the area. The code defines a rooming house as a dwelling unit occupied by more than four persons who are not legally related. Green Bay, WI and St. Cloud, MN were two cities that had lot size requirements that differed for rooming houses. Green Bay had a lot size requirement by Zoning District for dwelling units and then added 1,000 square feet of lot area for each residence in the rooming house. St. Cloud had a lot size requirement by Zoning District for dwelling units and then added a 700 square foot of lot size requirement for each room for a rooming house.

Mr. Ivory explained two options: the lot area requirement for a rooming house is the same as a dwelling unit by Zoning District, plus 1,000 square feet of lot area for each bedroom (occupancy) over four or the second option, to require a conditional use permit for rooming houses with the size addition.

Commissioners had questions and a discussion about the two options and directed staff to prepare some examples for the next meeting.

B. Comprehensive Plan Update

Mr. Ivory stated that approximately 70 people attended the community forum on June 30<sup>th</sup>. He noted that some additions and changes will be made to the Comprehensive Plan addressing poverty issue, redevelopment along Menominee Street, point of sale inspections and to the Transportation Chapter. The Comprehensive Plan should be ready for public hearing on the September 14<sup>th</sup> Plan Commission meeting and forward to City Council on September 21<sup>st</sup>.

C. Code Compliance Items

None.

D. Future Agenda Items

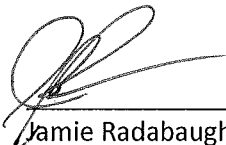
None.

E. Additions or Corrections to Minutes

None.

8. **MINUTES**

The minutes of the meeting of June 15, 2015 were approved.



Jamie Radabaugh, Secretary